Rodney Street Planning Statement Addendum

Including Affordable Housing Statement

Introduction

1.1 This addendum provides updated information in relation to the affordable housing tenure and mix at the Rodney Street This City development. It should be read alongside the Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022).

1.2 It also provides an updated planning policy position following the adoption of the Places for Everyone Joint Development Plan (PfE) for Greater Manchester (2024) and updates to the NPPF (2024). Manchester Core Strategy and saved UDP policies also remain in place.

Policy Updates

1.3 PfE Policy JP-H2: Affordability of New Housing supports the delivery of affordable homes across Greater Manchester. It states:

1. *Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases*
2. *Maximising the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability*
3. *Supporting provision of affordable housing as part of new developments (avoiding where possible clusters of tenure to deliver mixed communities)*
4. *Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing*
5. *Increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low-income households.*

1.4 The NPPF (2024) paragraph 66 states:

Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

Housing Mix and Tenure

1.5 The proposed housing mix across the 129 units is detailed in Figure 1 below. This includes an additional 1 bed apartment that was added to the scheme in July 2023 (ref. 137667/NMC/2023). 'MLR'

in the right hand column also indicates the number of properties of each size that are intended to be designated as affordable (Manchester Living Rent) homes.

1.6 Figure 1 demonstrates that the following overall housing mix will be delivered across the scheme (percentages subject to rounding):

- 28 x 1-bed apartments = 21.5%
- 91 x 2-bed apartments = 71%
- 8 x 3-bed townhouses = 6%
- 2 x 4-bed townhouses =1.5%

1.7 The proposed Manchester Living Rent properties will total 38, which is approximately 30% of the total number of homes proposed. This includes 15% 1-beds, 11% 2-beds, 3% 3-beds and 1% 4-beds (totalling 30%).

1.8 The housing mix is designed to offer a range of Manchester Living Rent properties including a higher percentage of 1-bed apartments to meet the higher level of need on the Affordable Housing Register.

Figure 1: Housing mix

Size of unit	Block A	Block B	Townhouses A	Townhouses B	Total
1 bed (2 person)	12	16	-	-	**28** **(x19 MLR)**
2 bed (3 person) **2 bed (4 person)**	3 53	2 33	-	-	**5** **86** **(x 14 MLR)**
3 bed (5 person)	-	-	4	4	**8** **(x 4 MLR)**
4 bed (7 person)	-	-	1	1	**2** **(x1 MLR)**
Total	68	51	5	5	**129** **(x38 MLR)**

Planning Summary

1.9 Core Strategy Policy H8 regarding affordable housing applies to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. It states:

New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

The proportion of affordable housing units will reflect the type and size of the development as a whole. […] Affordable housing units will be inclusively designed to reflect the character of development on the site.

1.10 It is noted that this policy doesn't specifically reflect the Build to Rent Sector. The NPPF defines other affordable housing for rent as housing that meetings the following conditions:

(a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and

(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

1.11 This City is providing 29.5% of the homes at Manchester Living Rent which is at or below the Local Housing Allowance level in perpetuity, these planning requirements are therefore met and significantly exceeded.

1.12 The scheme as proposed is therefore considered to be policy compliant in terms of affordable housing and accords with Core Strategy Policy H8, PfE Policy JP-H2 and NPPF para. 66.